

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-51
5-10-04

04-0 -1135

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **166 16th Street, N.W.** be changed from the **I-1 (Light Industrial)** District to the **PD-MU (Planned Development-Mixed Use)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **108** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

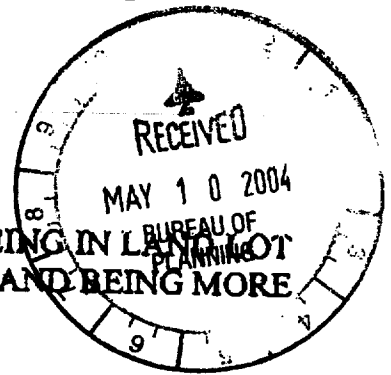
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

C-6

Legal Description Z-04-51

Madison Midtown, LLC (16th and Fowler)



ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 108 OF THE 17th DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT AN IRON PIN SET (#4 REBAR) AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF 16th STREET (APPARENT 100' RIGHT-OF-WAY) AND THE EASTERLY RIGHT OF WAY OF FOWLER STREET (40' RIGHT-OF-WAY), SAID POINT BEING THE TRUE POINT OF BEGINNING.

WITH THE TRUE POINT OF BEGINNING, AS THUS BEING ESTABLISHED; THENCE RUNNING ALONG THE RIGHT-OF-WAY OF 16th STREET NORTH 89 DEGREES 51 MINUTES 48 SECONDS EAST A DISTANCE OF 136.90 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST A DISTANCE OF 155.00 FEET TO AN IRON PIN SET (#4 REBAR); THENCE RUNNING NORTH 89 DEGREES 42 MINUTES 17 SECONDS EAST A DISTANCE OF 36.51 FEET TO AN IRON PIN SET (#4 REBAR); THENCE RUNNING SOUTH 00 DEGREES 05 MINUTES 56 SECONDS EAST A DISTANCE OF 206.00 FEET TO AN IRON PIN SET (#4 REBAR); THENCE RUNNING SOUTH 89 DEGREES 49 MINUTES 48 SECONDS WEST A DISTANCE OF 173.60 FEET TO A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY OF FOWLER STREET (40' RIGHT-OF-WAY), THENCE RUNNING ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 04 MINUTES 12 SECONDS WEST A DISTANCE OF 361.00 FEET TO AN IRON PIN SET (#4 REBAR) ON THE SOUTHERLY RIGHT-OF-WAY OF 16th STREET (APPARENT 100' RIGHT-OF-WAY), SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 56,970 SQUARE FEET OR 1.307 ACRES MORE OR LESS AND BEING MORE PARTICULARLY SHOWN ON PLAT OF SURVEY FOR MADISON MIDTOWN, LLC, REGIONS BANK, COCA-COLA BOTTLERS' ASSOCIATION AND CHICAGO TITLE INSURANCE COMPANY PREPARED BY SURVEY SOLUTIONS, INC., DATED SEPTEMBER 25, 2003 AND CERTIFIED BY JEFFREY L. NIPPER, GRLS #2736 WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE.